



landscape architecture urban design planning

March 5, 2021

Mike Buch  
Project Engineer  
Milender White  
12655 W 54<sup>th</sup> Drive  
Arvada, CO 80002

Re: Parkside at City Center  
ASI 25 Narrative for Landscape Changes

Mike,

The following is our narrative for the landscape changes/adjustments for ASI 25 for the addition of the project signs at both the Retail and Mixed-Use developments. In both cases the plant material had to be moved around and with minor quantity changes as follows:

Retail:

Added one (1) Gold Flame Spirea  
Added eight (8) Prairie Blues Little Bluestem  
The Dwarf European Cranberry quantity remained the same

Mixed-Use:

Added two (2) Arcadia Juniper  
Removed six (6) Blue Avena Grass

Let me know if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read "R. Couri", with a large, stylized initial "C" at the end.

Robert M. Couri  
President/Landscape Architect

PLANT LEGEND (MIXED-USE )

| Deciduous Shade Trees |  |           |              |            |            | Ornamental Grasses  |                          |  |           |                |                  |     |
|-----------------------|--|-----------|--------------|------------|------------|---|--------------------------|--|-----------|----------------|------------------|-----|
| Sym.                  | Botanic Name/Common Name   | Size      | Condition    | Water Zone | Qty.       | Sym.  | Botanic Name/Common Name | Size   | Condition | Water Zone     | Qty.             |     |
| AR                    | Acer rubrum 'Franksred'<br>Red Sunset® Red Maple                         | 2.5" cal. | B & B        | Non-water  | Conserving | 1   | CAK                      | Calamagrostis acutiflora 'Karl Foerster'<br>Feather Reed Grass   | 1 gal.    | Cont. 3' o.c.  | Water Conserving | 199 |
| BL                    | Tilia americana 'Boulevard'<br>Boulevard American Linden                 | 2.5" cal. | B & B        | Water      | Conserving | 2   | HMA                      | Hakonechloa macra 'Aureola'<br>Golden Japanese Forest Grass      | 1 gal.    | Cont. 18" o.c. | Water Conserving | 96  |
| GD                    | Gymnocladus dioicus 'Espresso'<br>Espresso Kentucky Coffeetree           | 2.5" cal. | B & B        | Water      | Conserving | 2   | HES                      | Helictotrichon sempervirens<br>Blue Avena Grass                  | 1 gal.    | Cont. 3' o.c.  | Water Conserving | 6   |
| GT                    | Gleditsia triacanthos inermis Imperial®<br>Imperial® Honeylocust         | 2.5" cal. | B & B        | Non-Water  | Conserving | 3   | PND                      | Phyllostachys nigra<br>Black Bamboo                              | 1 gal.    | Cont. 1' O.C   | Water Conserving | 16  |
| QS                    | Quercus shumardi<br>Shumard Oak  | 2.5" cal. | B & B        | Water      | Conserving | 1   | MFT                      | Nassella tenuissima<br>Mexican Feather Grass                     | 1 gal.    | Cont. 2' O.C   | Water Conserving | 55  |
| UC                    | Ulmus carpinifolia x parvifolia 'Frontier'<br>Frontier Elm               | 2.5" cal. | B & B        | Non-Water  | Conserving | 1   |                          |  |           |                |                  |     |
| Ornamental Trees      |  |           |              |            |            | Perennials  |                          |  |           |                |                  |     |
| CE                    | Celtis canadensis<br>Eastern Redbud                                      | 2" cal.   | B & B        | Water      | Conserving | 8   | EPB                      | Echinacea x 'Balsomseed' Plant<br>Sombbrero Salsa Red Coneflower | 1 gal.    | Cont. 18" o.c. | Water Conserving | 33  |
| MR                    | Cornus florida<br>White Flowering Dogwood                                | 2" cal.   | B & B        | Water      | Conserving | 8   | GOW                      | Galium odoratum<br>Sweet Woodruff                                | 1 gal.    | Cont. 18" o.c. | Water Conserving | 81  |
| SAB                   | Amelanchier x 'Autumn Brilliance'<br>Autumn Brilliance Serviceberry      | 2" cal.   | B & B        | Water      | Conserving | 5   | RFG                      | Rudibeckia fulgida 'Goldsturm'<br>Black-Eyed Susan               | 1 gal.    | Cont. 2' o.c.  | Water Conserving | 34  |
| Evergreen Trees       |  |           |              |            |            |   |                          |  |           |                |                  |     |
| BBE                   | Picea pungens 'Baby Blue Eyes'<br>Baby Blue Eyes Spruce                  | 6' Ht     | B & B        | Non-Water  | Conserving | 9   | SPL                      | Hosta X 'Wide Brim'<br>Plantain Lily                             | 1 gal.    | Cont. 2' o.c.  | Water Conserving | 10  |
| Evergreen Shrubs      |  |           |              |            |            |   |                          |  |           |                |                  |     |
| JSA                   | Juniperus sabina 'Arcadia'<br>Arcadia Juniper                            | 5 gal.    | Cont. 4' O.C | Water      | Conserving | 38  | VCH                      | Verbena sp 'Annie'<br>Annie's Verbena                            | 1 gal.    | Cont. 2' o.c.  | Water Conserving | 73  |
| JSW                   | Juniperus scopulorum 'Woodward'<br>Woodward Columnar Juniper             | 5 gal.    | Cont. 4' O.C | Water      | Conserving | 35  | VSR                      | Veronica spicata 'Royal Candles'<br>Royal Candles speedwell      | 1 gal.    | Cont. 18" o.c. | Water Conserving | 135 |
| Deciduous Shrubs      |  |           |              |            |            | NOTE:<br>PLANT LEGEND IS TO ONLY ACCOUNT FOR MIXED-USE PORTION OF PROJECT. SHADED AREAS ARE NOT TO BE INCLUDED. |                          |  |           |                |                  |     |
| BUM                   | Buxus microphylla insularis 'Winter Gem'                                 | 5 gal.    | Cont. 4' O.C | Water      | Conserving | 13  |                          |  |           |                |                  |     |
| CAC                   | Caryopteris x clandonensis 'Dark Knight'<br>Dark Knight Blue Mist Spirea | 5 gal.    | Cont. 3' O.C | Water      | Conserving | 29  |                          |  |           |                |                  |     |
| CSA                   | Cornus sericea Arctic Fire™<br>Arctic Fire™ Dogwood                      | 5 gal.    | Cont. 4' O.C | Non-Water  | Conserving | 66  |                          |  |           |                |                  |     |
| FAC                   | Frangula alnus 'Columnaris'<br>Tall Hedge Buckthorn                      | 5 gal.    | Cont. 4' O.C | Water      | Conserving | 62  |                          |  |           |                |                  |     |
| GFS                   | Spirea x bumalda 'Goldflame'<br>Goldflame Spirea                         | 5 gal.    | Cont. 3' O.C | Water      | Conserving | 48  |                          |  |           |                |                  |     |
| GMB                   | Buxus x 'Green Mountain'<br>Green Mountain Boxwood                       | 5 gal.    | Cont. 3' O.C | Water      | Conserving | 43  |                          |  |           |                |                  |     |
| HFS                   | Hypericum frondosum 'Sunburst'<br>Sunburst St. John's Wort               | 5 gal.    | Cont. 4' O.C | Water      | Conserving | 13  |                          |  |           |                |                  |     |
| IMS                   | Ilex x meserveae Scallywag (TM)<br>Scallywag (TM) Holly                  | 5 gal.    | Cont. 2' O.C | Water      | Conserving | 42  |                          |  |           |                |                  |     |
| LSZ                   | Spirea japonica 'SMSJMLG'<br>Li'l Sizzle Spirea                          | 5 gal.    | Cont. 2' O.C | Water      | Conserving | 6   |                          |  |           |                |                  |     |
| OLH                   | Hydrangea quercifolia<br>Oakleaf Hydrangea                               | 5 gal.    | Cont. 4' O.C | Water      | Conserving | 10  |                          |  |           |                |                  |     |
| PFG                   | Potentilla fruticosa 'McKay's White'<br>McKay's White Potentilla         | 5 gal.    | Cont. 3' O.C | Water      | Conserving | 14  |                          |  |           |                |                  |     |
| RKS                   | Rosa Knock Out Sunny<br>Sunny Knock Out Rose                             | 5 gal.    | Cont. 4' O.C | Water      | Conserving | 20  |                          |  |           |                |                  |     |
| SJN                   | Spirea japonica 'Neon Flash'<br>Neon Flash Spirea                        | 5 gal.    | Cont. 4' O.C | Water      | Conserving | 11  |                          |  |           |                |                  |     |
| VCA                   | Viburnum carlesii<br>Korean Spice Viburnum                               | 5 gal.    | Cont. 5' O.C | Water      | Conserving | 10  |                          |  |           |                |                  |     |
| VON                   | Viburnum opulus 'Nanum'<br>Dwarf European Cranberrybush                  | 5 gal.    | Cont. 3' O.C | Water      | Conserving | 13  |                          |  |           |                |                  |     |

CITY OF AURORA SPECIFIC LANDSCAPE NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT FOR ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- ALL LANDSCAPE AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE AND DRYLAND GRASS THAT COMPLY WITH THE REQUIREMENTS FOUND IN SEC. 146-1429 AND SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR THE MAINTENANCE OF THE EQUIPMENT ENTRY.
- ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. SODDED AREAS AND LANDSCAPE BEDS SHALL RECEIVE 4 CUBIC YARDS OF COMPOST PER 1,000 S.F. MINIMUM. SEEDED AREAS SHALL RECEIVE 2 CUBIC YARDS PER 1,000 S.F. MINIMUM. COMPOST SHALL BE A-1 ORGANICS PREMIUM 3 OR APPROVED EQUAL.
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.042.10.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNABLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAIN IMMEDIATE
- A 5-FOOT CLEAR SPACE SHALL MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO THE ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- TREES MAY NOT BE PLACE WITHIN 8' OF ANY PUBLIC UTILITY.
- ALL PLANT MATERIAL PLANTED IN PLANTING BEDS WILL BE MULCHED WITH A 3" DEPTH OF CRUSHED GRAVEL MULCH AND ALL TREES IN TURF OR NATIVE SEED AREAS WILL BE MULCHED WITH 3" SHREDDED POLE PEELINGS WITH STEEL EDGING.
- ALL CROSSINGS AND ENCROACHMENTS BY PRIVATE LANDSCAPE IRRIGATION SYSTEMS OR PRIVATE UTILITIES INTO EASEMENTS AND STREETS ROW OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHT-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY THE CITY OF AURORA FOR ANY LOSS OR DAMAGED, OR REPAIR TO CITY FACILITIES THAT MAY RESULT FROM THE INSTALLATION, OPERATION OR MAINTENANCE OF SAID PRIVATE IRRIGATION SYSTEMS OR PRIVATE UTILITIES.
- SEE PHOTOMETRIC PLAN FOR INFORMATION REGARDING ANY FREE STANDING LIGHTS.
- SEE LANDSCAPE PLAN AND SITE PLAN FOR PAVING MATERIALS.

PLANTING NOTES

- Landscape Contractor shall be responsible for making himself familiar with all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. The Landscape Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Call Before You Dig: 1-800-922-1987
- Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the General Contractor and Owner's Representative. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- If conflicts arise between actual size of areas and plan size areas, Landscape Contractor to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate materials.
- The Landscape Contractor shall notify Owner's Representative 72 hours prior to commencement of work to coordinate project inspection schedules.
- Landscape Contractor shall provide per unit costs (on the supplementary bid schedule) for every size of plant material, and by type as called out on Planting Plans. Unit cost to include the plant material installed including all labor, equipment, amendments, fertilizers, and other materials as detailed and specified for each size.
- It is the Landscape Contractor's responsibility to furnish plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Landscape Contractor and certified pest and disease free. It is the Landscape Contractor's obligation to warranty all plant material for two years after final acceptance.
- Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- Provide matching sizes and forms for all plants used for hedges. Space equally as called for on plans.
- Obtain an agricultural suitability analysis of the site soil from an accredited soils laboratory at the contractors cost. The analysis shall verify the suitability of the existing soils, analyze the existing soil texture and recommend additional soil amendments beyond those specified. Additional amendments recommended by the analysis beyond those specified shall be an additional cost. A minimum of one (1) sample shall be taken from the site. Location to be determined by the Owner's Representative. The soil amendments currently specified will be the minimum incorporated. Test Agency: Colorado State University Soil Testing Lab, A319-NESB, Fort Collins, CO 80523-1120 or other reputable lab.
- Plant names are abbreviated on drawings. See plant list for key and classification.
- Final location of all plant material shall be subject to the approval of the Owner's Representative.
- All planting bed areas will receive a minimum of 2" of 1-1/2" Butter rock mulch provided by Pioneer Sand Company. The contractor is responsible for weed control on beds and seeded areas until final project acceptance. Trees in turf and seeded areas will be mulched with a minimum. depth of 2" of shredded bark mulch.
- Tree plantings and planting beds will be treated with Diehard transplant (Trees) and Diehard bed prep (Planting beds). Micorrhiza Inoculants installed at the rate recommended by the manufacturer.
- See details for planting requirements, materials, and execution.
- Stake/Guy all trees as per detail for a period of one year.
- All planting beds shall use Mirafi 140S, Typar Style 3401 by DuPont, DeWitt "Weed Barrier" or approved equal; 4 oz. per sq. yd. spun (not woven) polypropylene fabric.
- Steel edging and stakes shall be by Ryerson, color: Black or approved equal.
- All utility easements and emergency accesses shall remain unobstructed and fully accessible along their entire length for maintenance and emergency equipment and vehicles.

SOIL PREPARATION AND SITE GRADING

- Landscape Contractor shall be responsible for becoming familiar with all underground utilities, pipes and structures. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. The Landscape Contractor shall take sole responsibility for any cost incurred due to damage of said utilities. Call 811 Before You Dig.
- Conflicts or discrepancies with grades shall be brought to the attention of the Owner's Representative immediately and prior to proceeding with work.
- Any damage to infrastructure or landscape during construction will be the responsibility of the contractor to repair or replace.
- The contractor will be responsible for the rough grading, fine grading, installation of the soil amendments and sodding and seeding areas as specified.
- If applicable, the contractor will stockpile all top soil generated during the rough grading of the site. In addition, fill areas will be stripped to a minimum depth of 6" and this top soil will be stockpiled for spreading later. The top soil generated by the rough grading and stripping will be spread to a minimum 6" depth in the disturbed areas and planting beds on the site.
- All areas to be planted or sodded will have the top soil installed. These areas will then be tilled to a minimum 6" depth incorporating A-1 Organics Biocomp Class 1 compost at a minimum rate of 4 c.y. per 1,000 s.f.. The disturbed areas of the site will then be fine graded in preparation for sodding or planting as specified in the plans and specifications.
- The contractor will in all grading/site work minimize damage and will coordinate these efforts with the Owner's Representative and City Forester to minimize damage to the existing trees. See plans for further detail.
- The Landscape Contractor shall notify Owner's Representative 72 hours prior to commencement of work to coordinate project inspection schedules.
- Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish grading operations.
- The Landscape Contractor shall be responsible for positive drainage throughout planting and turf areas, with accurately set flow lines. No low spots or ponding surface water, except where proposed, will be accepted in the final work.
- Hold finished grades for shrub, groundcover, and perennial areas 1 inch below top of adjacent pavement, curbs, or edging unless noted otherwise on plans.
- Gradually round off tops and toes of all planted slopes to produce a smooth and natural transition between level areas and slopes.
- Final grades are to be approved by the Owner's Representative prior to installation of the irrigation and the landscaping.
- If additional soil is required to bring the site to the finish grades, the import soil shall be topsoil approved by the Owner's Representative.
- The contractor shall be responsible for the repair of any of their trenches or excavations that settle.
- All top of wall elevations are level (horizontal) unless otherwise noted on plans.

TREE PROTECTION NOTES

- PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE OF FROM THE TREE TRUNK OR ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA FORESTRY DIVISION OR AUTHORIZED DESIGNEE.
- TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO 1" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
  - EQUIPMENT USE AND STORAGE
  - MATERIAL DELIVERY OR STORAGE
  - VEHICLE TRAFFIC, PARKING, USE OR STORAGE
  - SPEADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
  - CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
  - FOOT TRAFFIC
  - RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
- VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$100 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
- DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
- LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$100 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
- IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
- EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



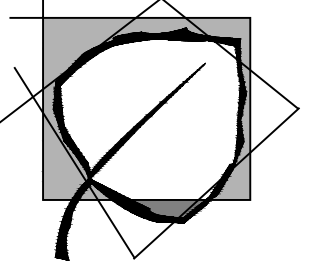
City of Aurora  
Parks, Recreation & Open Space Dept.  
Date: March 1, 2012

TREE PROTECTION  
NOTES

PROS  
TP-1.0



3003 Larimer Street  
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BRITINA  
design group

PARKSIDE AT CITY CENTER  
ALAMEDA AVE. & SABLE BLVD.  
AURORA, CO 80012

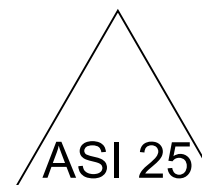
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APPROVED:RMC  
DATE: 02-21-2019

© OZ ARCHITECTURE

PARKSIDE AT CITY  
CENTER  
ISSUED FOR:  
100% CONSTRUCTION  
DOCUMENTS

SHEET TITLE:  
LANDSCAPE NOTES &  
LEGEND

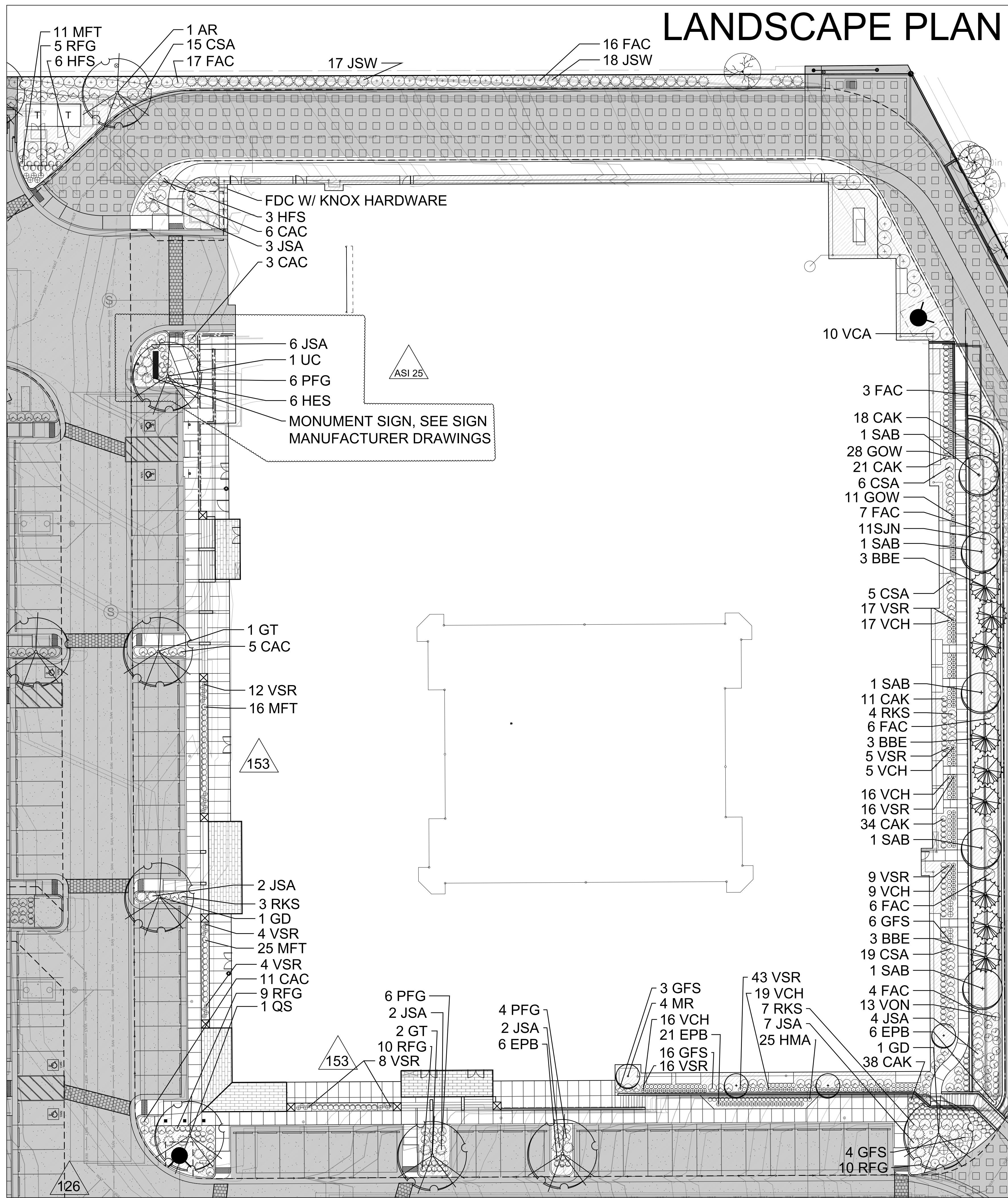
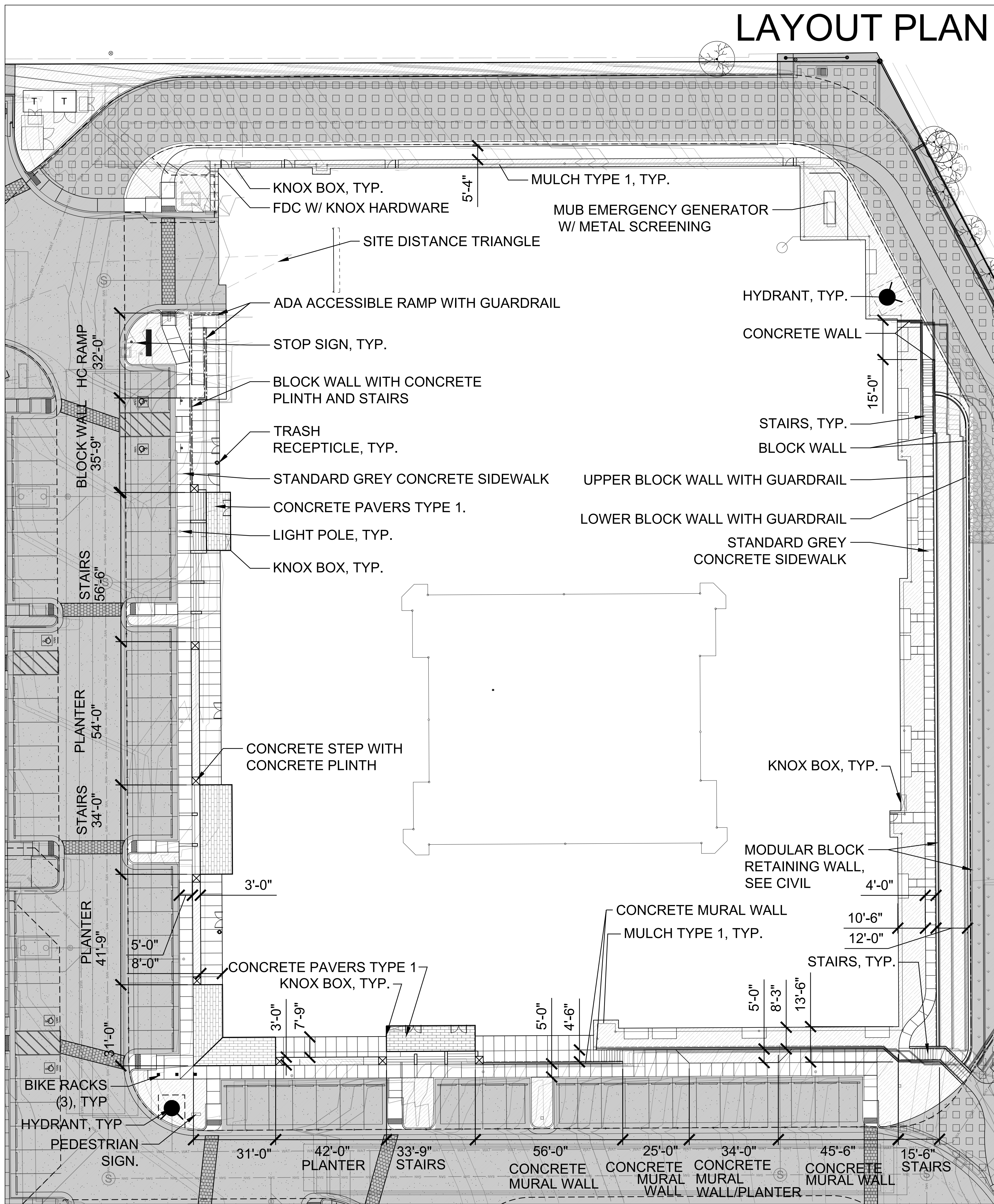
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ASI #25 02/10/2021

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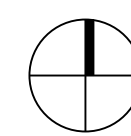
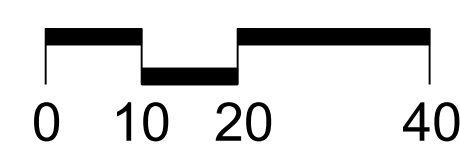




## LEGEND

|  |  |  |   |  |                                       |
|--|--|--|---|--|---------------------------------------|
|  | DECIDUOUS SHADE TREE                     |  | GRAVEL MULCH TYPE 1 - 1-1/2" CHEYENNE GREY SUPPLIED BY PIONEER SAND   |  | PROPERTY LINE                         |
|  | DECIDUOUS ORNAMENTAL TREE                |  | GRAVEL MULCH FOR DETENTION POND ACCESS, RE: CIVIL   |  | ELECTRICAL TRANSFORMER                |
|  | EVERGREEN TREE                           |  | CONCRETE PAVERS TYPE 1 - BORGERT BULOVAR LINEAR SLAB SERIES, CONCRETE PAVERS SEE DETAIL 7, SHEET L-501 FOR EXACT LAYOUT AND COLORS          |  | EDGING, TYP SEE DETAIL 5, SHEET L-500 |
|  | EXISTING TREE TO REMAIN                  |  | BENCH - CHAMBER BENCH, MODEL SBCAM-72BA, COLOR: ARGENTO TEXTURE, SUPPLIED BY FORMS+SURFACES. SEE DETAIL 8, SHEET L-500                      |  |                                       |
|  | SHRUBS PERENNIALS AND ORNAMENTAL GRASSES |  | TRASH RECEPTICAL - CORDIA TRASH RECEPTICAL, MODEL SLCOR-136J, COLOR: ARGENTO TEXTURE, SUPPLIED BY FORMS+SURFACES. SEE DETAIL 6, SHEET L-500 |  |                                       |
|  | NATIVE GRASS (SEED)                      |  | BIKE RACK - OLYMPIA BIKE RACK, COLOR: ALUMINUM TEXTURE SUPPLIED BY FORMS+SURFACES. SEE DETAIL 7, SHEET L-500                                |  |                                       |
|  | TURF SOD                                 |  |   |  |                                       |

SCALE: 1"=20'-0"





PLANT LEGEND (RETAIL ONLY)

Deciduous Shade Trees

| Sym.   | Botanic Name/Common Name   | Size      | Condition | Water Zone           | Qty. |
|--------|--|-----------|-----------|----------------------|------|
| AG     | Alnus glutinosa<br>European Alder                                | 2.5" cal. | B & B     | Non-water Conserving | 7    |
| AR     | Acer rubrum 'Franksred'<br>Red Sunset® Red Maple                 | 2.5" cal. | B & B     | Non-water Conserving | 4    |
| GT     | Gleditsia triacanthos inermis Imperial®<br>Imperial® Honeylocust | 2.5" cal. | B & B     | Non-Water Conserving | 2    |
| GT(4") | Gleditsia triacanthos inermis Imperial®<br>Imperial® Honeylocust | 4" cal.   | B & B     | Non-Water Conserving | 2    |
| QR     | Quercus robur<br>English Oak                                     | 2.5" cal. | B & B     | Water Conserving     | 3    |
| UC     | Ulmus carpinifolia x parvifolia 'Frontier'<br>Frontier Elm       | 2.5" cal. | B & B     | Non-Water Conserving | 2    |

Ornamental Trees

|    |   |         |       |                  |   |
|----|---|---------|-------|------------------|---|
| MR | Malus Royal Raindrops®<br>Royal Raindrops Crabapple | 2" cal. | B & B | Water Conserving | 2 |
|----|---|---------|-------|------------------|---|

Evergreen Trees

|    |   |        |       |                      |   |
|----|---|--------|-------|----------------------|---|
| PG | Picea glauca var. densata<br>Black Hills Spruce | 6' Ht. | B & B | Non-Water Conserving | 4 |
|----|---|--------|-------|----------------------|---|

Evergreen Shrubs

|     |  |        |              |                      |    |
|-----|--|--------|--------------|----------------------|----|
| JSA | Juniperus sabina 'Arcadia'<br>Arcadia Juniper                | 5 gal. | Cont. 4' O.C | Water Conserving     | 4  |
| JSW | Juniperus scopulorum 'Woodward'<br>Woodward Columnar Juniper | 5 gal. | Cont. 4' O.C | Water Conserving     |    |
| PPR | Picea pungens 'Roundabout'<br>Dwarf Globe Green Spruce       | 5 gal. | Cont. 4' O.C | Non-Water Conserving | 21 |

Deciduous Shrubs


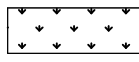
|     |  |        |              |                      |    |
|-----|--|--------|--------------|----------------------|----|
| BBC | Buddelia 'Blue Chip Jr.'<br>Dwarf Purple-Blue Butterfly Bush             | 5 gal. | Cont. 3' O.C | Water Conserving     | 8  |
| CAC | Caryopteris x clandonensis 'Dark Knight'<br>Dark Knight Blue Mist Spirea | 5 gal. | Cont. 3' O.C | Water Conserving     | 33 |
| CSA | Cornus sericea Arctic Fire™<br>Arctic Fire™ Dogwood                      | 5 gal. | Cont. 4' O.C | Non-Water Conserving | 51 |
| GFS | Spirea x bumalda 'Goldflame'<br>Goldflame Spirea                         | 5 gal. | Cont. 3' O.C | Water Conserving     | 15 |
| HFS | Hypericum frondosum 'Sunburst'<br>Sunburst St. John's Wort               | 5 gal. | Cont. 4' O.C | Water Conserving     | 12 |
| PAL | Perovskia artiplicifolia 'Little Spire'<br>Little Spire Russian Sage     | 5 gal. | Cont. 3' O.C | Water Conserving     | 59 |
| PBP | Prunus besse Pawnee Buttes<br>Creeping Western Sand Cherry               | 5 gal. | Cont.4' O.C  | Water Conserving     | 10 |
| PRB | Prunus bessey<br>Western Sand Cherry                                     | 5 gal. | Cont. 5' O.C | Water Conserving     | 17 |
| RKS | Rosa Knock Out® Sunny<br>Sunny Knock Out® Rose                           | 5 gal. | Cont. 4' O.C | Water Conserving     | 24 |
| SJN | Spiraea japonica 'Neon Flash'<br>Neon Flash Spirea                       | 5 gal. | Cont. 4' O.C | Water Conserving     | 5  |
| SPN | Salix purpurea nana<br>Dwarf Arctic Willow                               | 5 gal. | Cont. 4' O.C | Water Conserving     | 20 |
| VIC | Viburnum calesii<br>Koreanspice Viburnum                                 | 5 gal. | Cont. 6' O.C | Water Conserving     | 12 |
| VON | Viburnum opulus 'Nanum'<br>Dwarf European Cranberrybush                  | 5 gal. | Cont. 3' O.C | Water Conserving     | 13 |

| Sym.               | Botanic Name/Common Name   | Size   | Condition     | Water Zone       | Qty. |
|--------------------|--|--------|---------------|------------------|------|
| Ornamental Grasses |  |        |               |                  |      |
| CAK                | Calamagrostis acutiflora 'Karl Foerster'<br>Feather Reed Grass     | 1 gal. | Cont. 3' o.c. | Water Conserving | 51   |
| FGE                | Festuca glauca 'Elijah Blue'<br>Elijah Blue Fescue                 | 1 gal. | Cont. 3' o.c. | Water Conserving | 195  |
| HES                | Helictotrichon sempervirens<br>Blue Avena Grass                    | 1 gal. | Cont. 3' o.c. | Water Conserving | 3    |
| MFT                | Nassella tenuissima<br>Mexican Feather Grass                       | 1 gal. | Cont. 2' o.c. | Water Conserving | 76   |
| MRU                | Muhlenbergia reverchonii Undaunted®<br>Undaunted® Ruby Muhly Grass | 1 gal. | Cont. 2' o.c. | Water Conserving | 41   |

Perennials

|     |  |        |                |                  |    |
|-----|--|--------|----------------|------------------|----|
| SCP | Schizachyrium 'Prairie Blues'<br>Prairie Blues Little Bluestem | 1 gal. | Cont. 18" o.c. | Water Conserving | 73 |
|-----|--|--------|----------------|------------------|----|

Groundcovers

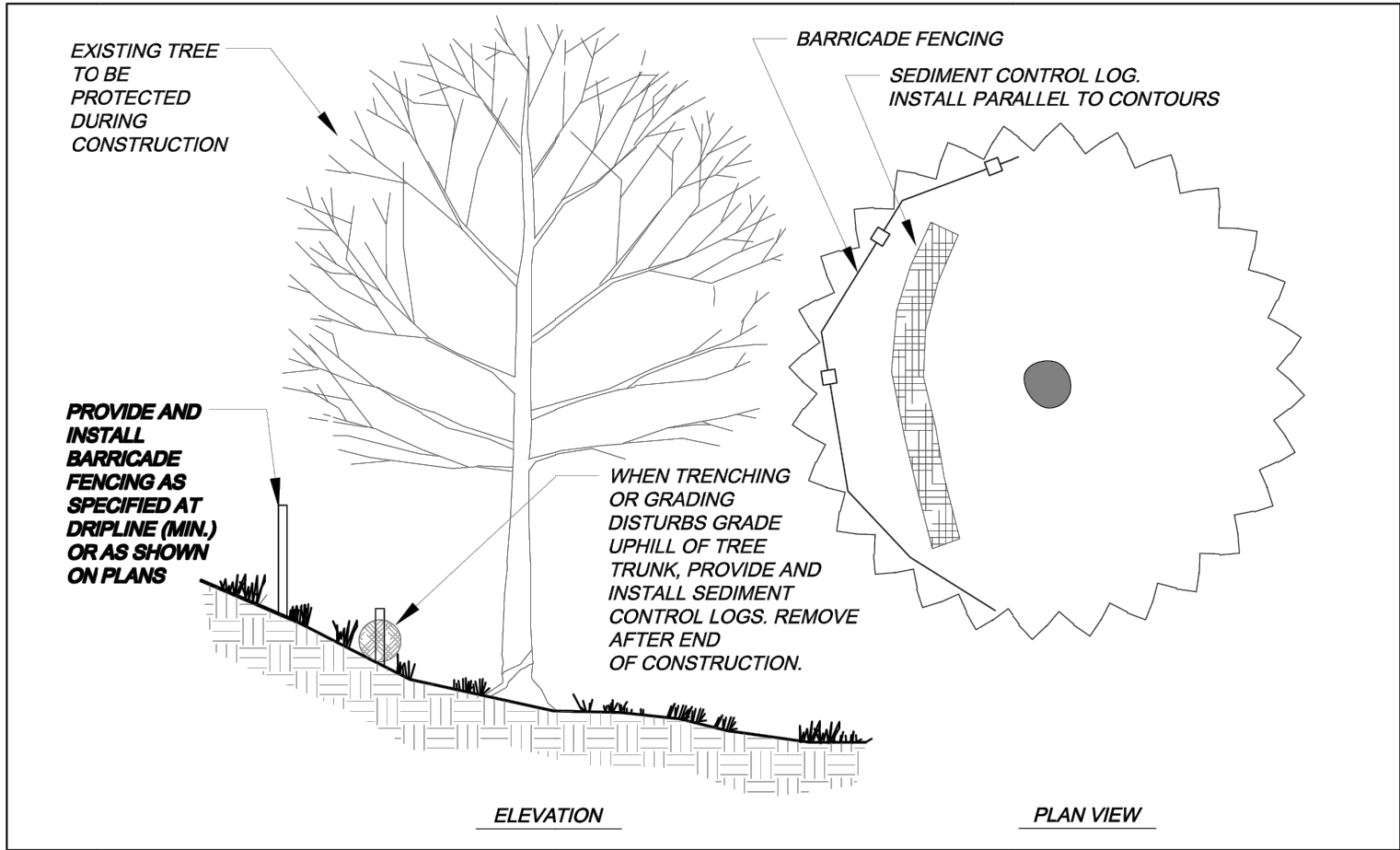
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|---|---------------------|---|
|  | Turf Sod            | 40% Barrington Tall Fescue<br>40% Labarinth RTF Tall Fescue<br>20% Barrister Kentucky Bluegrass   |
|  | Native Grass (Seed) | Hachita Blue grama 0.40 PLS lbs. per acre<br>Buffalograss 5.83 PLS lbs. per acre<br>Inland saltgrass 0.42 PLS lbs. per acre<br>Slender wheatgrass 1.37 PLS lbs. per acre<br>Sandberg bluegrass 0.82 PLS lbs. per acre<br>Alkaligrass 0.27 PLS lbs. per acre |

NOTES:

1. ALL PLANTING BEDS TO RECEIVE 3" DEPTH OF ROCK MULCH, 1-1/2" BUTTER ROCK.

114

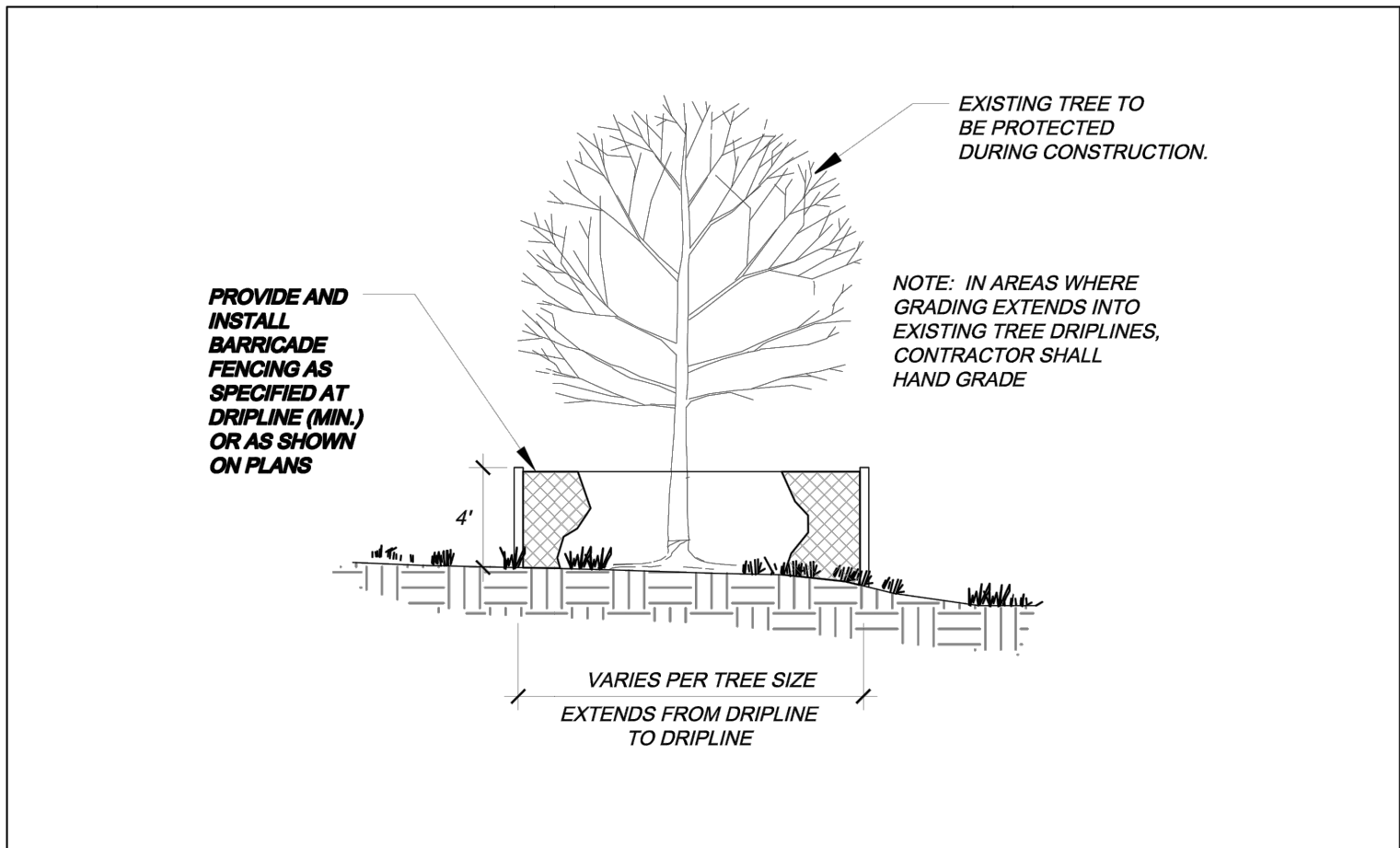
115



**City of Aurora**  
**Parks, Recreation & Open Space Dept.**  
**Date: April 4, 2012**

**TREE PROTECTION ON A SLOPE**

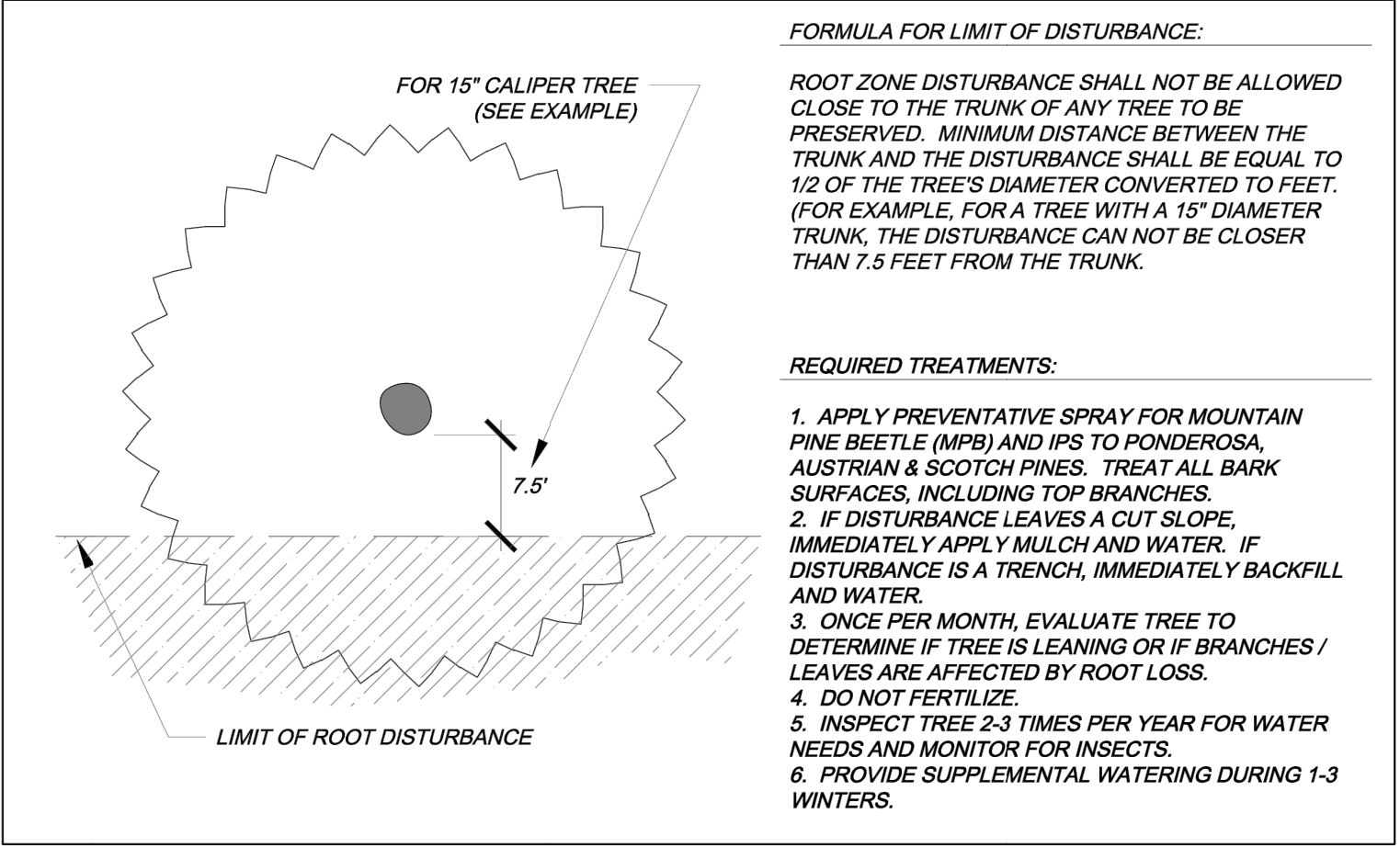
**PROS TP-3.1**



**City of Aurora**  
**Parks, Recreation & Open Space Dept.**  
**Date: April 4, 2012**

**TREE PROTECTION FENCING**

**PROS TP-3.0**

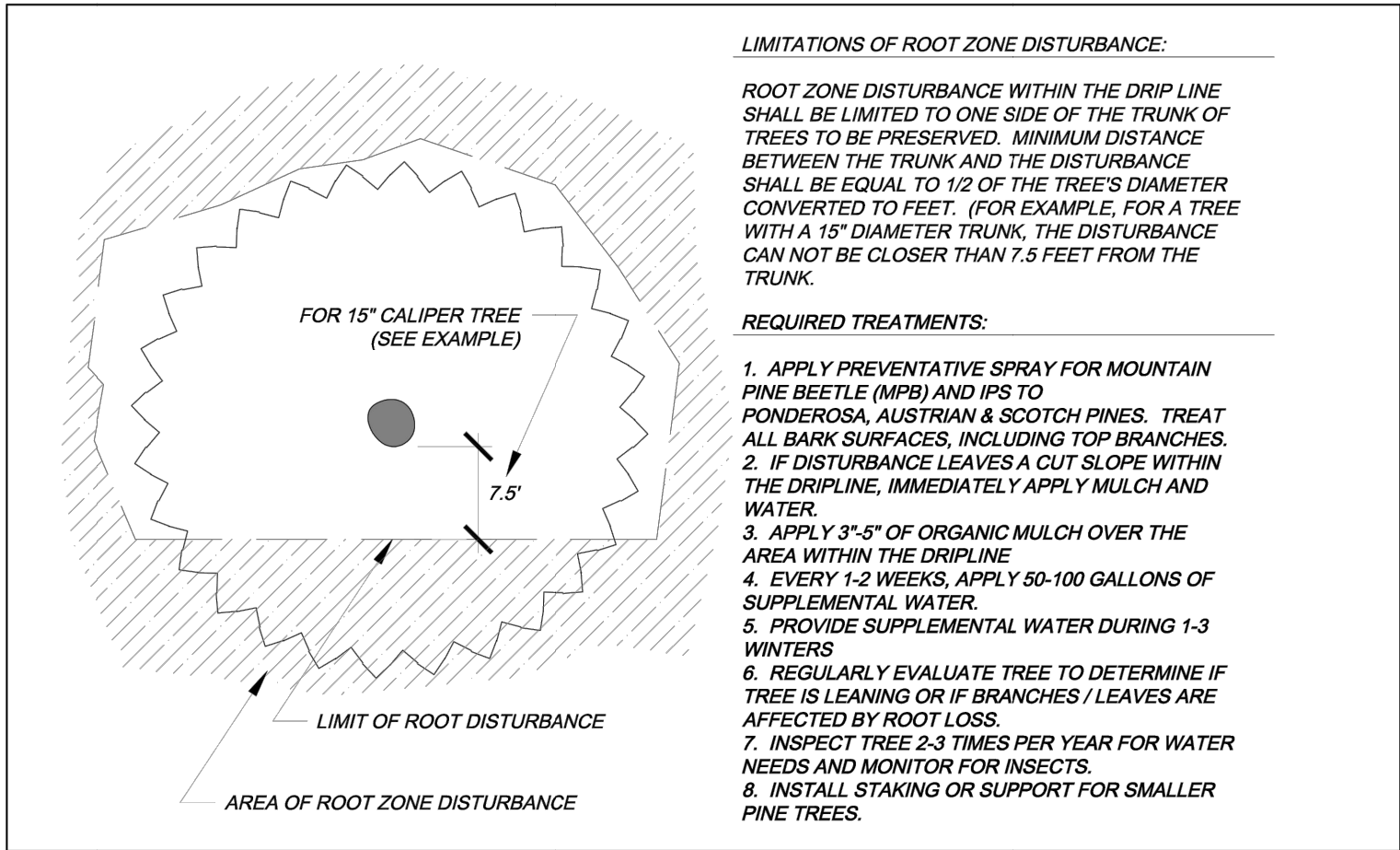


FORMULA FOR LIMIT OF DISTURBANCE:

ROOT ZONE DISTURBANCE SHALL NOT BE ALLOWED CLOSE TO THE TRUNK OF ANY TREE TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE, IMMEDIATELY APPLY MULCH AND WATER. IF DISTURBANCE IS A TRENCH, IMMEDIATELY BACKFILL AND WATER.
3. ONCE PER MONTH, EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
4. DO NOT FERTILIZE.
5. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
6. PROVIDE SUPPLEMENTAL WATERING DURING 1-3 WINTERS.



LIMITATIONS OF ROOT ZONE DISTURBANCE:

ROOT ZONE DISTURBANCE WITHIN THE DRIP LINE SHALL BE LIMITED TO ONE SIDE OF THE TRUNK OF TREES TO BE PRESERVED. MINIMUM DISTANCE BETWEEN THE TRUNK AND THE DISTURBANCE SHALL BE EQUAL TO 1/2 OF THE TREE'S DIAMETER CONVERTED TO FEET. (FOR EXAMPLE, FOR A TREE WITH A 15" DIAMETER TRUNK, THE DISTURBANCE CAN NOT BE CLOSER THAN 7.5 FEET FROM THE TRUNK.

REQUIRED TREATMENTS:

1. APPLY PREVENTATIVE SPRAY FOR MOUNTAIN PINE BEETLE (MPB) AND IPS TO PONDEROSA, AUSTRIAN & SCOTCH PINES. TREAT ALL BARK SURFACES, INCLUDING TOP BRANCHES.
2. IF DISTURBANCE LEAVES A CUT SLOPE WITHIN THE DRIPLINE, IMMEDIATELY APPLY MULCH AND WATER.
3. APPLY 3"-5" OF ORGANIC MULCH OVER THE AREA WITHIN THE DRIPLINE.
4. EVERY 1-2 WEEKS, APPLY 50-100 GALLONS OF SUPPLEMENTAL WATER.
5. PROVIDE SUPPLEMENTAL WATER DURING 1-3 WINTERS.
6. REGULARLY EVALUATE TREE TO DETERMINE IF TREE IS LEANING OR IF BRANCHES / LEAVES ARE AFFECTED BY ROOT LOSS.
7. INSPECT TREE 2-3 TIMES PER YEAR FOR WATER NEEDS AND MONITOR FOR INSECTS.
8. INSTALL STAKING OR SUPPORT FOR SMALLER PINE TREES.

**City of Aurora**  
**Parks, Recreation & Open Space Dept.**  
**Date: April 4, 2012**

**TREE PRESERVATION MEASURES – 1 SIDE**

**PROS TP-2.0**

**City of Aurora**  
**Parks, Recreation & Open Space Dept.**  
**Date: April 4, 2012**

**TREE PROTECTION MEASURES – 2+ SIDES**

**PROS TP-2.1**

5150 E. Yale Circle, Suite 301  
Denver, CO 80222  
P: (303) 755-5419  
F: (720) 542-2419

**ARCHITECTURE**

architecture | planning | interiors

PROPERTY OWNER:

**NORTHSTAR COMMERCIAL PARTNERS**

1999 BROADWAY, SUITE 770  
DENVER, COLORADO 80202  
PHONE: 303.733.9500  
WWW.NORTHSTARCOMMERCIALPARTNERS.COM

**BRITINA**  
design group

PROJECT NAME:

**RETAIL AT PARKSIDE AT CITY CENTER SITE PLAN WITH WAIVERS AURORA, COLORADO**

LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION AT E. ALAMEDA AVE. & S. SABLE BLVD.

| AS1 #25 | 2ND SITE PLAN SUBMITTAL | 3RD SITE PLAN SUBMITTAL | 4TH SITE PLAN SUBMITTAL | TECHNICAL CORRECTIONS REVIEW | RFI #220-LIGHT POST LOCATION | RFI #114-SITE MONUMENT LOCATION (SOUTH) | RFI #115-SITE GUARDRAIL | DESCRIPTION | DATE | REV. | BY |
|---------|-------------------------|-------------------------|-------------------------|------------------------------|------------------------------|---|-------------------------|-------------|------|------|----|
| 9       | 02/10/2021              | 04/12/2018              | 09/28/2018              | 11/02/2018                   | 12/28/2018                   | 10/15/2020                              | 03/13/2020              |             |      |      |    |
| 2       | 04/12/2018              |                         |                         |                              |                              |   |                         |             |      |      |    |
| 3       | 09/28/2018              |                         |                         |                              |                              |   |                         |             |      |      |    |
| 4       | 11/02/2018              |                         |                         |                              |                              |   |                         |             |      |      |    |
| 5       | 12/28/2018              |                         |                         |                              |                              |   |                         |             |      |      |    |
| 6       | 10/15/2020              |                         |                         |                              |                              |   |                         |             |      |      |    |
| 7       | 03/13/2020              |                         |                         |                              |                              |   |                         |             |      |      |    |
| 8       | 03/13/2020              |                         |                         |                              |                              |   |                         |             |      |      |    |

PROJECT NO: ns602

DESIGNED BY: RMC

DRAWN BY: MS

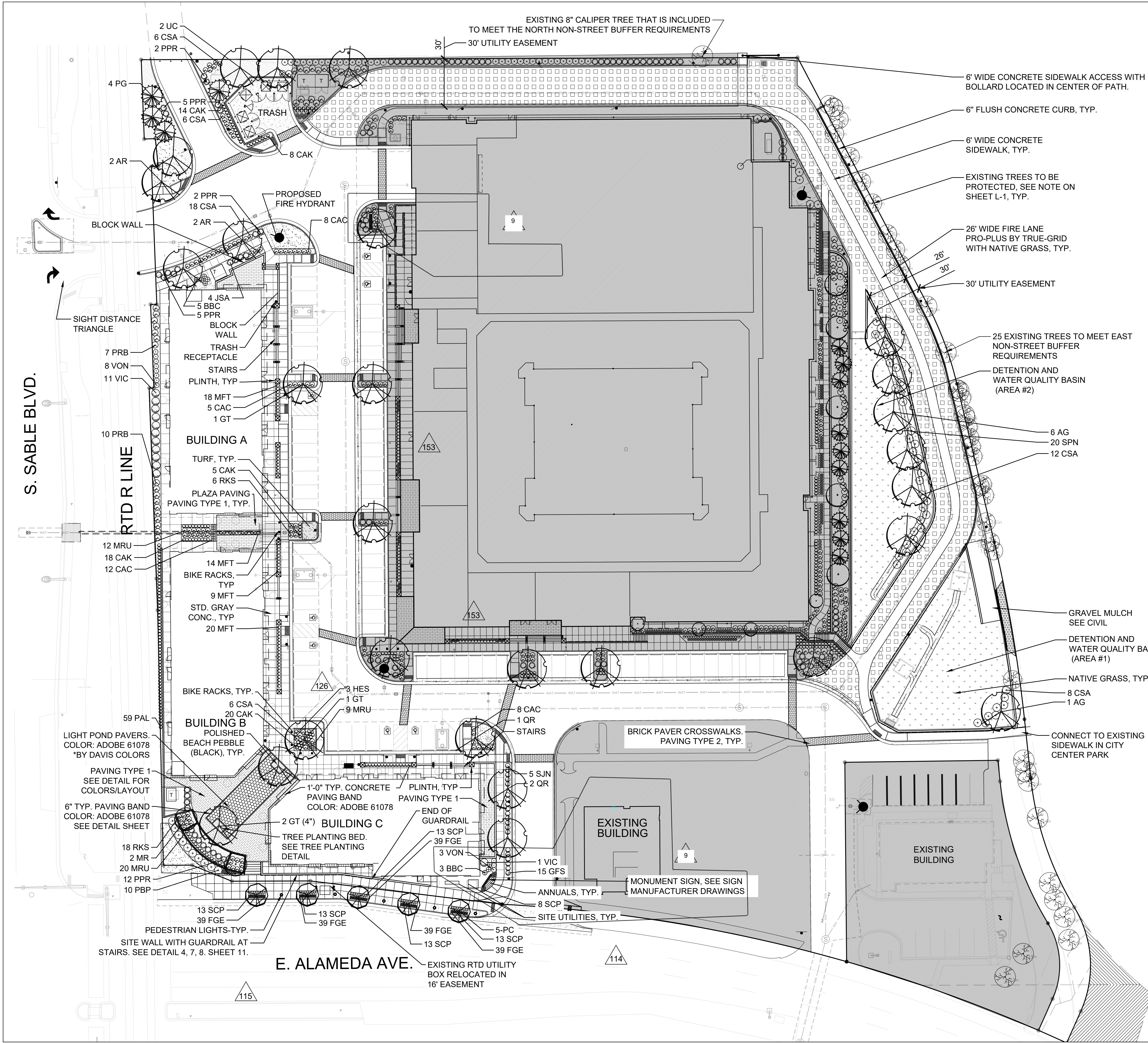
CHECKED BY: RMC

DATE: SEPTEMBER 28, 2018

SHEET TITLE:

PLANT LEGEND





**LEGEND**

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE TO REMAIN
- SHRUBS PERENNIALS AND ORNAMENTAL GRASSES
- NATIVE GRASS (SEED)
- TURF SOD
- GRAVEL MULCH TYPE 1- 1-1/2" CHEYENNE GREY SUPPLIED BY PIONEER SAND
- GRAVEL MULCH FOR DETENTION POND ACCESS, RE: CIVIL
- PRO-PLUS BY TRUE GRID OR APPROVED EQUAL, INSTALL PER MANUFACTURE'S RECOMMENDATIONS
- PAVING TYPE 1- BULOVAR LINEAR SLAB SERIES, CONCRETE PAVERS PATTERN: RANDOM (80% BULOVAR, 20% BULOVAR MAX) SEE LINEAR SLAB PAVING DETAIL FOR EXACT LAYOUT COLOR: IRON RANGE, SUPPLIED BY BORGERT PRODUCTS
- PAVING TYPE 2- BORGERT COBBLE STONE PAVESER SERIES, CONCRETE PAVERS PATTERN: SEE PAVESER CROSSWALK DETAIL FOR EXACT LAYOUT CONFIGURATION COLOR: IRON RANGE, SUPPLIED BY BORGERT PRODUCTS
- CONCRETE PAVING BAND
- BENCH - CHAMBER BENCH, MODEL SBCAM-72BA, COLOR: ARGENTO TEXTURE, SUPPLIED BY FORMS+SURFACES.
- TRASH RECEPTICAL - CORDIA TRASH RECEPTICAL, MODEL SLCOR-136J, COLOR: ARGENTO TEXTURE, SUPPLIED BY FORMS+SURFACES.
- BIKE RACK - OLYMPIA BIKE RACK, COLOR: ALUMINUM TEXTURE SUPPLIED BY FORMS+SURFACES.
- PROPERTY LINE
- RTD FENCE
- ELECTRICAL TRANSFORMER
- EDGING, TYP
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

NOTE:

SHADED HATCH AREAS ARE NOT PART OF THE RETAIL PHASE OF THIS PROJECT.

5150 E. Yale Circle, Suite 301  
Denver, CO 80222  
P: (720) 542-5419  
F: (720) 542-5419

**ARCHITECTURE**

architecture | planning | interiors

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1999 BROADWAY SUITE 770  
DENVER, COLORADO 80202  
PHONE: 303.555.9500  
www.northstarcommercialpartners.com

PROJECT NAME:

**RETAIL AT PARKSIDE AT CITY CENTER**

**SITE PLAN WITH WAIVERS**

**AURORA, COLORADO**

LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION AT E. ALAMEDA AVE. & S. SABLE BLVD.

PROJECT NO: ns602

DESIGNED BY: RMC

DRAWN BY: MS

CHECKED BY: RMC

DATE: SEPTEMBER 28, 2018

SHEET TITLE:

**LANDSCAPE PLAN**

AS1 #25

|   |            |
|---|------------|
| 2ND SITE PLAN SUBMITTAL                 | 02/10/2021 |
| 3RD SITE PLAN SUBMITTAL                 | 04/12/2018 |
| 4TH SITE PLAN SUBMITTAL                 | 09/28/2018 |
| TECHNICAL CORRECTIONS REVIEW            | 11/02/2018 |
| RFI #220-LIGHT POST LOCATION            | 12/28/2018 |
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| RFI #114-SITE MONUMENT LOCATION (SOUTH) | 03/13/2020 |
| RFI #115-SITE GUARDRAIL                 | 03/13/2020 |

| REV. | DATE | DESCRIPTION | BY |
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| 9    |      |             |    |
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SHEET NO: 9

